THIS AGREEMENT OF SALE made this 6th day of November, 1974, by and between THE FIRST NATIONAL BANK OF PEORIA, a national banking association, Trustee under Order of Court, vide No. 24,908 Equity, in the Circuit Court for Frederick County, Maryland, whose address is 416 Main Street, Peoria, Illinois and OLD FREDERICK, INC. a Maryland corporation, Purchaser, whose address is Route 2, Middletown, Maryland;

WITNESSETH: That Seller does hereby bargain and sell unto said Purchaser and the latter does hereby purchase from the former the following described property, situate in Frederick County, Maryland: Being all that certain real estate which is Plaintiffs' specifically described in Exhibit No. 2 in and is the subject of proceeding styled Eunice Bedell, et al, Plaintiffs vs. Mary Jean Boxwell, et al., Defendants, No. 24,908 Equity in the Circuit Court for Frederick County, Maryland, with improvements thereon described therein (including heating, plumbing and lighting fixtures, stove and refrigerator, awings, screens, storm doors and windows, venetian blinds, shades and all trees, shrubs and plants now installed on the premises, except such of same as may be owned by tenants), at and for the price of Eight Hundred Ten Thousand Dollars (\$810,000.00) of which Ten Thousand Dollars (\$10,000.00) has been paid in the form of a confessed judgment note prior to the signing hereof to be paid at closing; and the balance to be paid as follows: \$71,000.00 cash at settlement, Seller to take and hold a \$729,000.00, 9% note and first mortgage, payable as follows: \$40,500.00 cash on drnuary 2, 1975, \$40,500.00 cash on or before July 1, 1975, \$50,000.00 to be paid on principal each January 2nd thereafter until fully paid, Purchaser having the privilege of making additional payments on principal not to exceed an additional \$31,000.00 in any one (1) calendar year, interest to be paid quarterly beginning April 1, 1975 on such sums as remain unpaid.

> Petetioners Evhibet! - Filed november 25,1974.